

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE CITY OF ROANOKE, VIRGINIA IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 36 TO 1, INCLUSIVE, TO BE SUBDIVIDED, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED APRIL 28, 1938 FROM ROANOKE WATER WORKS COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF ROANOKE IN DEED BOOK 632 PAGE 438.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2279 (AS AMENDED TO DATE) AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCES.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DOES DEDICATE IN FEE SIMPLE TO THE CITY OF ROANOKE, VIRGINIA, 0.3838 ACRES OF THIS SUBDIVISION FOR ROAD RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS ON THIS 27th DAY OF September, 2004.

CITY OF ROANOKE, VIRGINIA
A VIRGINIA MUNICIPAL CORPORATION, OWNER

BY Darlene Burcham
DARLENE BURCHAM
CITY MANAGER, ROANOKE, VIRGINIA

STATE OF VIRGINIA
CITY OF ROANOKE

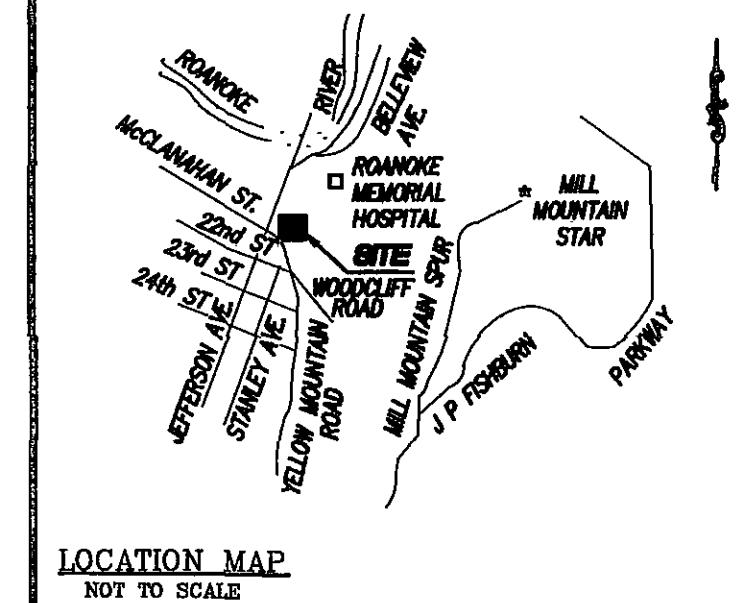
I, Coelia A. Freeman, A NOTARY PUBLIC IN AND FOR THE AFORESAID City of Roanoke AND STATE DO HEREBY CERTIFY THAT DARLENE BURCHAM, CITY MANAGER OF THE CITY OF ROANOKE, VIRGINIA, A VIRGINIA MUNICIPAL CORPORATION, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED SEPTEMBER 1, 2004, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON September 27, 2004.

MY COMMISSION EXPIRES February 28, 2006

Coelia A. Freeman
NOTARY PUBLIC

LEGEND	
S.E.	SOUTHEAST
EX.	EXISTING
SIP	SET IRON PIN
M.B.	MAP BOOK
D.B.	DEED BOOK
P.G.	PAGE
S.F.	SQUARE FEET
N.D.L.	NEW DIVISION LINE
IP	IRON PIN
INST.	INSTRUMENT
D.E.	DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

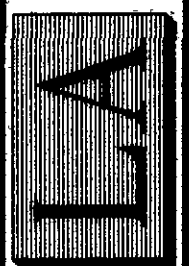
BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	3715.53654	3692.34893
2	4132.53987	3845.68906
3	4177.74208	3867.63811
4	4243.51613	3891.82449
5	4347.41744	3932.37288
6	4355.59654	3953.48285
7	4345.40994	3976.71795
8	4333.88913	4017.37736
9	4326.93482	4033.23978
10	4259.02101	4014.02388
11	4120.61736	4218.06146
12	4072.95325	4207.68740
13	4052.85165	4300.04516
14	4006.47935	4328.69738
15	3911.62227	4327.13181
16	3913.21804	4230.44498
17	3772.72038	4370.51281
18	4133.74908	4574.32039
19	3732.91773	5844.48488
20	3718.61310	5839.97071
21	3655.71242	6039.29196
22	2859.07381	5820.62391
23	2584.76550	4854.01036
24	2569.01522	4798.91797
25	2508.72320	4589.06748
26	2522.32687	4545.88748
27	2577.12081	4511.36670
28	2700.13669	4400.67937
29	2732.49983	4380.79765
30	2786.41280	4321.05801
31	2843.91027	4239.69644
32	2906.98627	4171.85461
33	3006.04650	4094.73416
34	3101.46244	4023.13333
35	3323.67770	3882.29341
36	3562.79697	3871.60487
1	3715.53654	3692.34893
AREA = 2,563,164 S.F. = 58.8422 AC.		



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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: SEPTEMBER 24, 2004
COMM. NO.: 2004-158
SCALE: NONE
CADD FILE: F:\2004\04158\SUR\CRYSTALSPRING.DWG
SHEET 1 OF 3

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
3. IRON PINS WERE SET AT ALL CORNERS.
4. A PORTION OF THIS PROPERTY SHOWN HEREON DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL NUMBER 510130 0048 D, MAP NUMBER 51161C0048 D, DATED OCTOBER 15, 1993. ZONE "AE" AND "X"
5. THE PROPERTY LINE BETWEEN CORNERS A TO 28 IS A NEW DIVISION LINE.
6. LEGAL REFERENCE: ROANOKE CITY DEED BOOK 632, PAGE 438.
7. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
8. 0.3838 ACRES OF TRACT B-1 BOUNDED BY CORNERS 1 TO A THRU C TO 35 THRU 36 TO 1 INCLUSIVE TO BE DEDICATED TO THE CITY OF ROANOKE FOR ROAD RIGHT-OF-WAY PURPOSES.

APPROVED:

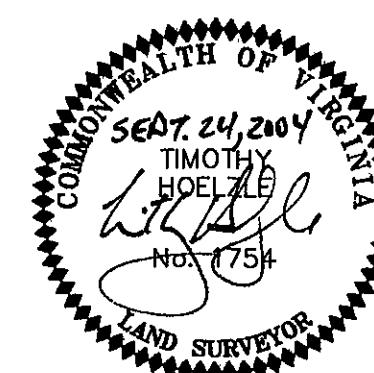
R. Brian Townsend
AGENT, ROANOKE CITY PLANNING COMMISSION
Thrup C. Curran
CITY ENGINEER, ROANOKE, VIRGINIA

9-27-04
DATE
9-27-04
DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED IS ADMITTED TO RECORD ON September 28, 2004, AT 10:30 O'CLOCK A.M.

TESTEE: BRENDA S. HAMILTON

Brenda S. Hamilton
DEPUTY CLERK



PLAT OF SURVEY FOR
THE CITY OF ROANOKE, VIRGINIA
RESUBDIVIDING A 58.8421 AC. PARCEL
CREATING
TRACT B-1 (27.7377 AC.)
AND
TRACT B-2 (30.7206 AC.)
AND
0.3838 AC. R/W DEDICATION
SITUATED ALONG YELLOW MOUNTAIN ROAD, S.E.,
WOODCLIFF ROAD, S.E. AND JEFFERSON STREET, S.E.
ROANOKE, VIRGINIA